



Bryn Edwin Stables, Northop Road,
Flint Mountain, Flintshire

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& PARKER**

BNP PARIBAS GROUP 

4 Bryn Edwin Stables

Northop Road, Flint Mountain, Flintshire CH6 5QG

A characterful natural stone barn conversion with private garden and picturesque countryside views.

A55 (J33) 1.2 miles, Northop 1.5 miles, Flint Station 1.9 miles (Chester 12 mins), Mold 4.5 miles, Chester 13 miles, M53 (J5) 15 miles

Entrance hallway | Sitting room | Dining room
Kitchen/breakfast room | Utility | Office
Principal bedroom with en suite shower room
3 Further double bedrooms | Family bathroom
Shower room | Double garage | Garden
Gymnasium | EPC rating TBC

The property

This handsome property forms part of an exclusive courtyard development among pretty Welsh countryside with impressive rural views. The converted stables offer over 2,200 sq. ft. of luxurious accommodation arranged across two light-filled floors.

The welcoming central entrance hall with its turned solid wood stairway and flooring gives access to a modern family shower room. The accommodation flows naturally through the reception rooms, with a formal dining room and an adjacent 18 ft. sitting room with feature fireplace, both benefiting from far reaching countryside views and doors opening to the outside terrace. Further is an attractive kitchen/breakfast room with a range of tasteful wall and base level cabinetry with complementary work surfaces over, newly fitted modern integrated appliances and central island with breakfast bar.

The room also benefits from French doors leading out to the decked terrace. Completing the ground floor is a peaceful office and the principal bedroom suite with bespoke fitted wardrobes, en suite shower room and its direct garden access.

The bright and airy first floor is home to a further three well-proportioned and versatile bedrooms with elevated aspects and more fine exposed timber features, along with a deluxe family bathroom with ample fitted storage, a walk-in shower and an inset bathtub.

Outside

The property sits in a well-sized countryside plot, accessed via a stone-pillared sweeping driveway that offers ample parking and leads to the attached double garages. The front entrance sits within a tranquil bricked courtyard. A wrap-around raised decked terrace beside the home offers the ideal spot from which to take in the beautiful far-reaching views. Two large sections of neat level lawn follow, with planted borders, a low stone wall and a versatile use timber-built garden room which is currently being used as a home gymnasium.

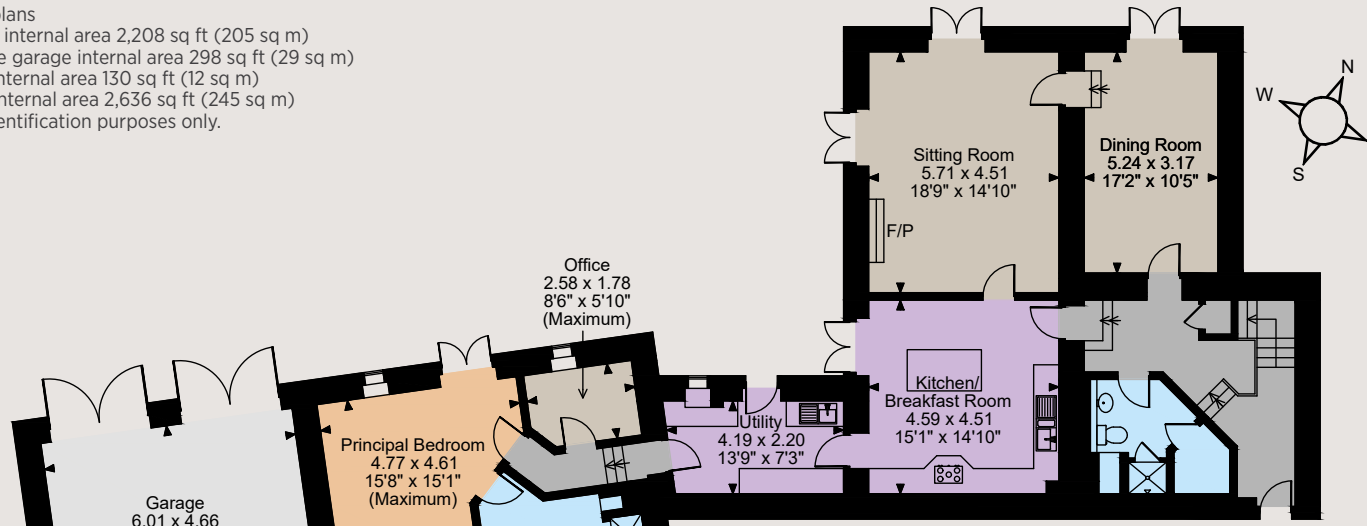
Location

The scenic hamlet of Flint Mountain resides in a convenient situation on the A5119, with easy access to the A55 North Wales expressway, providing links to the M53 and to the established cities of Wrexham and Chester. Flint itself benefits from a mainline railway station with connections to a range of major towns and cities, whilst nearby Northop and the thriving market town of Mold are within very easy reach and provide a comprehensive range of shopping, educational and leisure facilities.

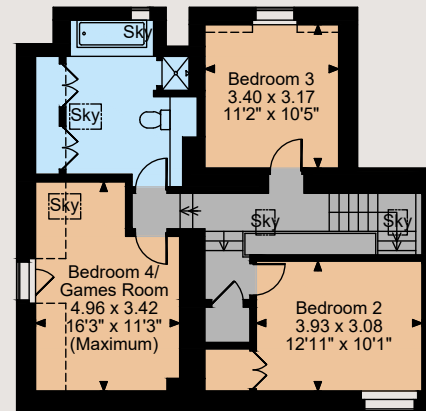
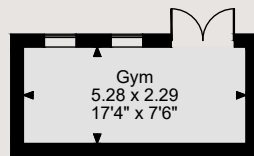




Floorplans
 House internal area 2,208 sq ft (205 sq m)
 Double garage internal area 298 sq ft (29 sq m)
 Gym internal area 130 sq ft (12 sq m)
 Total internal area 2,636 sq ft (245 sq m)
 For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height

Directions

The What3Words app will take you to the precise property location
<https://what3words.com/tools.applies.activated>

General

Local Authority: Flintshire Council
Services: Mains gas, water and electricity. Gas central heating and private drainage. We understand that the private drainage at this property does comply with the relevant regulations.
Council Tax: Band H
Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.
Wayleaves & Easements: The property is sold subject to any wayleave or easements, whether mentioned in these particulars or not.
Covenants/Restrictions: Please note there are covenants relating to the exterior design of the property.
Tenure: Freehold
Guide Price: £695,000

Chester

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